

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
BY THE TOWN OF WEBSTER PLANNING BOARD.

DATE: \_\_\_\_\_

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

BASIS OF BEARINGS  
PLAN BOOK 739 PLAN 59

WEBSTER LAKE

LOT 1  
11,321 SF±

LOT 2  
12,550 SF±

LOT 3  
14,937 SF±

#13

DRIVE

BATES GROVE ROAD  
(40' WIDE)

N/F  
PETERSON

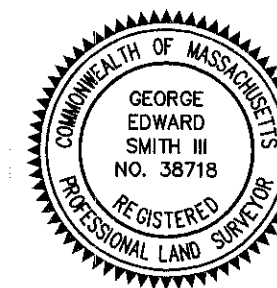
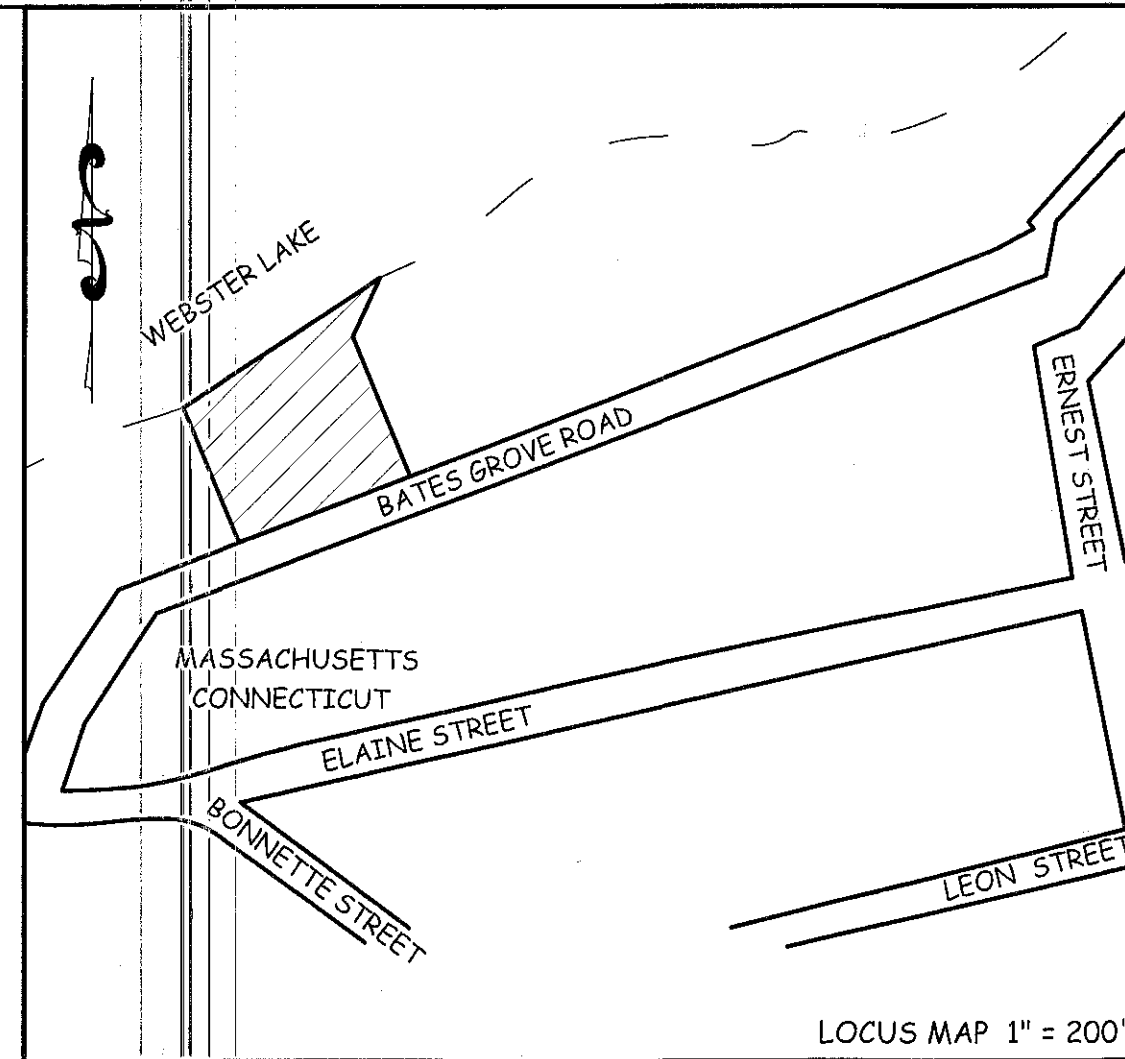
N/F  
DUMAS

New England  
Land Survey Inc.  
710 MAIN STREET  
NORTH OXFORD, MA 01537  
508-987-0025

ZONING DISTRICT: LAKE RESIDENTIAL

MIN. SIDE SETBACK:	10'
MIN. FRONT SETBACK:	20'
MIN. REAR SETBACK:	10'
MIN. FRONTAGE:	50'
MIN. LOT AREA:	5,000SF

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT  
TO ALL RESTRICTIONS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.



THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH  
THE RULES AND REGULATIONS OF THE REGISTERS OF  
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*[Signature]*

DATE: April 3, 2019

### PLAN OF LAND IN WEBSTER, MASSACHUSETTS

OWNER: SUNSET TRUST, LLC  
PREPARED FOR: MIKE O'BRIEN  
13 BATES GROVE, WEBSTER, MA  
WORCESTER COUNTY

JOB#: BATESGROVEB  
CAD BY: MJC  
SCALE: 1" = 20'

REFERENCES:  
DB. 60213 PG. 120  
DB. 55322 PG. 176  
PB. 739 PG. 59

ASSESSORS MAP 38A PARCEL 25

